

# HUNTERS®

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## Ossett Lane

Dewsbury, WF12 8LY

Guide Price £165,000



GUIDE PRICE £165,000 - £169,000

Offering deceptively spacious accommodation is this delightful cottage property offers three bedroom accommodation and would make an ideal opportunity for the young couple or first time buyer to acquire themselves what is a very pleasant home indeed. Benefitting from gas central heating, double glazing, the home fully comprises of entrance front porch with access to store room, entrance into spacious dining kitchen, lounge and sun room and stairs to first floor landing, three good size bedrooms and house shower room/w.c. Outside, there is a pleasant garden to the rear with further outbuildings and additional garden areas with pond feature. Whilst there is a driveway to the front providing off street parking for several cars. All in all, the property should create a great amount of interest for the home buyer and an internal inspection is strongly recommended at your earliest convenience to avoid disappointment.





**ENTRANCE PORCH 8'10" x 5'11" (2.71m x 1.81m)**  
Entrance through modern fitted composite double glazed door with double glazed window to the front,ideal space for coats and jackets, having access to store room

**DINING KITCHEN 16'0" x 12'2" (4.89m x 3.71m )**  
A good selection wall and base units with contrasting worktops, inset bowl sink and mixer tap, space for gas cooker and space for fridge freezer, plumbing for washing machine, exposed beams, radiators. Double glazed window to rear. Doors to lounge

**LOUNGE 16'0" x 17'7" (4.88m x 5.38m )**  
The focal point of this lovely room is the feature fireplace with tiled surround, radiators, TV point and and useful understairs storage, access to landing to first floor and double doors leading into.

**SUN ROOM 19'1" x 7'3" (5.82m x 2.21m)**  
Another good sized room for rest and relaxation with fitted wall lights and ample natural light from the large fitted windows and double glazed door to the rear garden.

**LANDING**  
Access to three bedrooms and family shower room, with fitted double glazed window and radiator.

**BEDROOM 1 11'10" x 13'6" (3.63m x 4.14m )**  
A double bedroom with exposed beams to the ceiling with double glazed window and fitted radiator,archway leading into store room which could be used as possible space for a walk in wardrobes.

**BEDROOM 2 10'6" x 11'11" (3.21m x 3.64m)**  
Another double bedroom with exposed beams to the ceiling with fitted radiator and double glazed window.

**BEDROOM 3 7'1" x 9'2" (2.18m x 2.81m)**  
A good sized bedroom with fitted radiator and double glazed window.

**SHOWER ROOM**  
Spacious bathroom suite with walk in shower with fitted shower screen, wall mounted electric mixer shower, modern wash hand basin with vanity storage, WC, part cladded walls, fitted radiator and frosted double glazed window.

**GARDEN**  
To the front of the property is a pebbled/paved area ideal for off street parking for several cars. The large rear rear garden has ample privacy from the surrounding properties and is well is stocked with a variety of plants and shrubs and feature pond. The property also benefits from a useful outside shed and further outbuilding ideal for additional house storage.

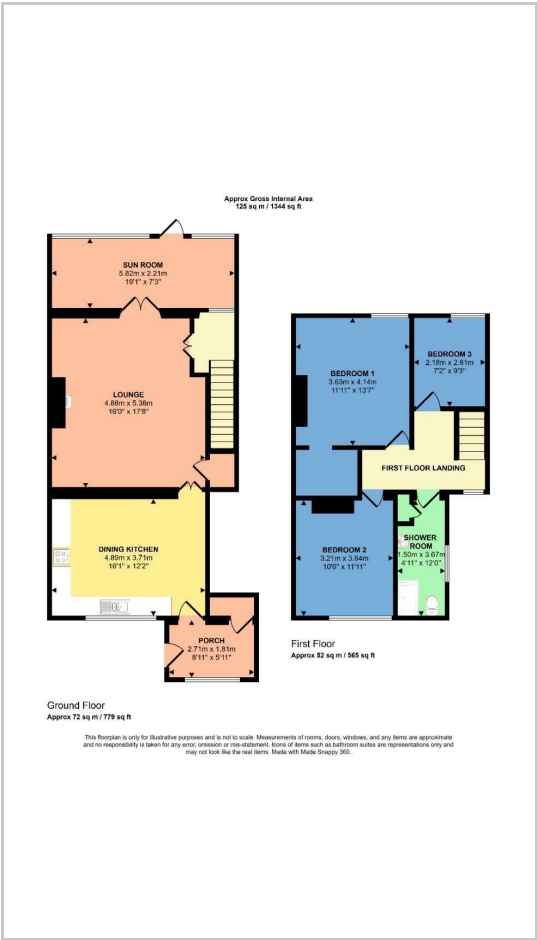
**PARKING**  
The property benefits from off street parking for upto four cars to the front

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Area Map



Floor Plans



Energy Efficiency Graph

